



***Town of Weare
Conservation Commission
P.O. Box 190
Weare, NH 03281
Fax: (603) 529-4554
Email: conservation@weare.nh.gov***

Conservation Commission
Andy Fulton, Chairman
Andrea Alderman, Vice Chair
Tom Carr, Secretary
Stephen Najjar
John Ciampi
Patricia Myers
George Malette
Paul Kosciuszek, Alternate

**CONSERVATION COMMISSION
MINUTES
APRIL 11, 2007
(Approved as amended 5/9/07)**

PRESENT: Andy Fulton, Chairman; Andrea Alderman, Vice Chairman; John Ciampi; George Malette; Pat Myers; Steve Najjar; Tom Carr

GUESTS: Brian Johnsen; Paul Doscher

I. CALL TO ORDER:

Chairman Andy Fulton called this meeting to order at 7:20 PM at the Weare Town Office Building.

II. MEETING W/FORESTER:

BRIAN JOHNSEN – BAY STATE FORESTRY SERVICE: Brian Johnsen was present. Mr. Johnsen is a Weare resident. They have done projects in Mt. Vernon, New Boston and Pelham. He is a licensed forester. A 2000 graduate for the University of Maine, Orono. He has worked on the Horse Hill Nature Preserve in Merrimack. The commission took time and individually asked Mr. Johnsen questions. The commission will need to decide how to approach contracting for forestry services and what Town rules as far as number of quotes need to be accepted. The commission will need to establish parameters and what is acceptable. Some other decisions that need to be made are, per hour versus per acre versus per plan versus per thousand. Another decision is the percentage of entire timber sale start to finish (value of forest products generated). How does the commission arrive at the choice of logger, preferred versus take what you get versus sealed bid. Mr. Johnsen stated that usually what they do is 10-15% of the sale value for administering a conventional harvest, 20% if it is biomass and a bond will need to be posted and held by the agent. Mr. Johnsen stated that he generally works parcels greater than 20 acres and there was one exception was 8 acres of oak. Steve Najjar offered to get the Town's information back from Bob Todd that he has in his possession.

III. MEETING W/PAUL DOSCHER:

Paul Doscher was present to discuss the Brown Farm possible purchase. Chairman Fulton stated that he got a phone message from Fred that the Mildred Hall Advisory Committee has some interest and would like to have some discussion at the Board of Selectmen's meeting. Mr. Doscher stated that they have been working with Charles and Sylvia Brown to purchase 68 acres. The appraisal work has been done and the conservation value is \$500,000. The Brown's have agreed that they would be willing to sell the easement for \$400,000, which is a 20% bargain sale. The federal government is being asked for \$250,000. The Town needs to demonstrate that the match funding has

been committed. The federal government wants a letter or something on paper that the Town will commit the next \$150,000 to the project. Another decision the Town needs to make is if the Town will take executory interest in the property. The land has never been posted. Public use is not to interfere with the agricultural activity. Excluded from the parcel are the wooded wetlands to the south of the farm land, but the road frontage will be protected by easement. The Mildred Hall Trust Fund has agreed to fund direct costs of the transaction in the amount of \$30,000. The grant awards are expected in 60 days. Steve Najjar asked if the Brown's would consider an option on the back parcel. Mr. Doscher stated that he will bring this up with the Brown's tomorrow. Steve Najjar made a motion to have Chairman Fulton sign a letter indicating that the WCC intends to contribute up to \$150,000 in support of the Brown conservation easement, Tom Carr seconded the motion, all in favor.

IV. MINUTES:

MARCH 14, 2007 MINUTES: George Malette moved to approve the March 14, 2007 minutes as amended, John Ciampi seconded the motion. Vote: Andy, George, John and Pat in favor and Steve, Andrea and Tom abstaining.

V. PLANNING BOARD ITEMS:

NWS STORAGE, LLP – LOT LINE ADJUSTMENT, NORTH STARK HWY, #201-014 & 201.014.001: The Commission reviewed this plan that was created to correct an encroachment issue. The amount of land being swapped is 250 square feet. The area is being swapped, so the lot sizes will be remaining the same size.

FRED & LINDA KNIGHT – SUBDIVISION, NICHOLS RD, #404-059: The commission reviewed this plan and had the following observations:

- New plans should show the 25' non-disturb wetland area, limitation on area to build house
- Wetland stamp is needed
- Should they be able to subdivide a non-conforming lot?
- 4K box should be 75' at its closest point

VI. WETLANDS BUREAU:

DES WETLANDS BUREAU FILE #2006-02037 – CRAIG HEAFIELD: The WCC received a copy of a letter to Craig Heafield reminding him that they are still looking for the outstanding items listed on the September 13, 2006 letter.

DES SITE SPECIFIC FILE #070306-01 – MT. WILLIAM, INC. The WCC received a letter indicating that Mt. William has applied for a site specific application to disturb approximately 360,000 square feet.

DES WETLANDS BUREAU FILE #2006-00687– GILLES HEBERT: The WCC received a letter of deficiency for conducting un-permitted wetlands impact on property on 279 South Stark Highway.

DES WETLANDS BUREAU FILE #2006-00602 – ROBERT WILLIAMS: The WCC received a copy of a letter for complete forestry notification for a timber harvest having minimum wetlands impact.

DOCK ON HORACE LAKE – BENSON: Evelyn Connor, Town Clerk signed for this wetlands application on January 7, 2007 for a dock on their property on Horace Lake.

WILLIAM BOISVERT – COMMON DRIVEWAY FOR TWO BUILDING LOTS: The commission wondered if the 25' non-disturb area applies to new lots. The commission felt that Chip Meany, Code Enforcement Officer needs to be notified and that a driveway may require a variance on lots 406-51.6 & 406-51.7. Tom Carr stated that he will contact DES and Chip Meany. This proposal is to disturb approximately 1,601 square feet. Evelyn Connor, Town Clerk signed for this application on January 25, 2007.

VII. OTHER ITEMS:

ANNUAL MEETING/ELECTION OF OFFICERS: Steve Najjar nominated Andy Fulton as chairman, Tom Carr seconded the motion. Vote: all in favor and one abstention (Andy). Tom Carr nominated Andrea Alderman as vice chairman, Steve Najjar seconded the motion, all in favor and one abstention (Andrea).

NON-PUBLIC SESSION: Andrea Alderman moved to enter into non-public session pursuant to RSA 91-A:3 II (d) at 9:45 PM to discuss the Hall property, Tom Carr seconded the motion. A roll call vote was taken: Fulton – yes; Alderman – yes; Carr –yes; Najjar – yes; Ciampi – yes; Malette – yes.

Andrea Alderman moved to exit the non-public session at 9:52 PM, Tom Carr seconded the motion. A roll call vote was taken: Fulton – yes; Alderman – yes; Carr –yes; Najjar – yes; Ciampi – yes; Malette – yes.

Andrea Alderman moved to seal and restrict the non-public session minutes pursuant to RSA 91-A:3 III, Steve Najjar seconded the motion, all in favor.

HALL PROPERTY PURCHASE AND SALE: The Commission scheduled a site walk on April 26, 2006 at 5:30 PM. The commission will meet at 37 Hemlock Drive. Vice Chairman Alderman will get a copy of the property card and copy of the tax map and make copies for the rest of the board members.

BROWN CONSERVATION EASEMENT PURCHASE: This was discussed earlier with Paul Doscher.

SIGNS AND CAMERA: Tom Carr informed the commission that signs that were ordered have been received and he will be putting them upstairs with the digital camera. Mr. Carr stated that his intent is to get back to this project and will begin with the Collins Landing

area. Steve Najjar stated that he got the information from the State of NH regarding putting a Conservation sign in the State ROW for the Eastman property. It appears that there is a process and some fees that at this point might be too complex to be able to put up a sign.

WEB SITE UPDATE: Steve Najjar stated that was an assignment given to each member to gather information to be returned to be put on the web site. Mr. Najjar stated that under the default budget we have \$600 to spend on this for the 2007 year.

APRIL 2007 CALENDAR OF OTHER BOARDS/COMMISSION MEETINGS: This is just the monthly calendar of meetings for all the boards/commissions for the month of April.

HCCD 2007 SPRING BULB SALE FLYER: This flyer was sent to the commission from the Hillsboro County Conservation District that they are having a bulb sale.

COPIER READER TOTALS FROM FINANCE DEPARTMENT (TINA): This gives the commission an idea of how much to date has been spent on photocopies.

APPROVED 2007 BUDGET NUMBERS FROM FINANCE DEPARTMENT (TINA): Chairman Fulton stated that for 2007 we have a default budget to work with.

UPDATE ON THE OLIPHANT PROPERTY: Steve Najjar informed the commission that their mortgage company is looking to get some investors to assist in the re-mortgage process. The Oliphant's have signed a new purchase and sales agreement and it is moving at a slower pace then it was.

PWA NEWSLETTER REGARDING FARM ON PAIGE HILL ROAD (+/- 90 ACRES): George Malette stated that Murray and Carole Wigsten have been talking to PWA to protect their farm on Paige Hill Road consisting of approximately 90 acres.

WATERS EDGE NEWSLETTER – VERNAL POOL REQUIREMENTS MAY CHANGE: This is a newsletter that came to the Commission regarding requirement changes for vernal pools at NHNHB. Steve Najjar asked about the commission sending a letter to John Stark School Board. Vice Chairman Alderman volunteered to handle notification.

SNHPC REGIONAL COMPREHENSIVE PLAN: George Malette informed the commission that should be aware the full plan is on the SNHPC web site.

NHNHI UPDATE: Andrea Alderman stated that they have been paid.

MOOSE PLATE GRANT APPLICATION: John Ciampi obtained information from the State of NH regarding the moose plate grant application. He made copies for the commission members for their input on it. It is a fair amount of work, but there is a fair amount of grant money available.

SAVING SPECIAL PLACES – SPNHF MODERATED: Pat Myers stated she just got a flyer this week about this. It is scheduled for this coming Saturday. There are 11 different work shops going on in each section. There are a lot of good work shops. Ms. Myers stated that she is going and if anyone is interested she is willing to share the flyer. This is being held in Londonderry Middle School.

HAWKES PROPERTY APPLICATION FOR LCHIP ROUND 7: Steve Najjar stated that the application needs to be filed by Friday and he is looking for the commission to authorize Mr. Najjar to sign the application.

PWA NEWSLETTER ANNOUNCEMENT REGARDING CLIMATE CHANGE: Pat Myers stated that they are sponsoring an evening discussion on climate change discussion on April 18th at the Holy Cross Church at 7 PM.

REVISIT THE SECRETARY POSITION: Tom Carr stated that if there is nothing that involves taking minutes for the regular meeting. Pat Myers nominated Tom Carr as Secretary, John Ciampi seconded the motion, all in favor except for Tom who abstained.

CONSERVATION FUND: George Malette asked if there was any way the commission members could get a copy of the balance in the Conservation Fund.

VIII. ADJOURNMENT:

As there was no further business to come before the board, George Malette moved to adjourn at 10:20 PM, Pat Myers seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton

Transcribed from tapes